

# January 2005

Click on the desired View Agenda or View Speakers List  
for detailed information.  
(\*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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2	3	4	5 No Planning Commission Meeting	6 No Planning Commission Meeting	7	8
9	10 Board of Supervisors Meeting	11	12 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	13 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	14	15
16	17 County Holiday	18	19 No Planning Commission Meeting	20 No Planning Commission Meeting INAUGURATION DAY	21	22
23	24 Board of Supervisors Meeting	25	26 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	27 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	28	29
30	31	<p><b>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</b></p> <p><b>All Planning Commission Meetings for the month of January will begin at 8:15 pm.</b></p>				

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, January 12, 2005**

*Posted: 10/26/04*  
*Revised: 12/17/04*

<b><u>KEY</u></b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Applications</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S04-CW-T1	Out of Turn Plan Amendment (Lee District)	J. Pedak	(Deferred from 11/18/04)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Applications</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FDPA 82-P-069-9-7 (Springfield District)	The Peterson Companies, L.C.	K. Crookshanks	(Moved from 11/4/04)
FDPA 82-P-069-6-7 & FDPA 82-P-069-14-4 (Springfield District)	The Peterson Companies	W. Mayland	
SEA 98-M-009-2	Rev. Paul S. Loverde Catholic Diocese of Arlington	A. Shriber	
RZ 2004-SU-028 & SE 2004-SU-027 & PCA 1999-SU-018	West Group Properties	K. Crookshanks	
ZOA (Commissioner Hart)	Changes to Variance Uses	D. Pesto	

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FDPA 82-P-069-1-13 & FDPA 82-P-069-8-4 (Springfield District)	The Peterson Companies	K. Crookshanks	P/H to 3/30/05

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JANUARY 12, 2005**

- 7:30 p.m.** The Transportation Committee will meet in the Board Conference Room to discuss proposed Transportation Policy Plan Amendments.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEM SCHEDULED FOR DECISION ONLY**

**LEE AND MOUNT VERNON DISTRICTS**

**S04-CW-T1 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Plan Amendment concerns proposed modifications to the transportation network and interparcel access at the Kings Crossing area, which is located in the Penn Daw Community Business Center, at the intersection of North and South Kings Highway and Richmond Highway in the Lee and Mount Vernon Supervisor Districts (Tax Map 83-3). The area is located within the Richmond Highway Commercial Revitalization District.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**COUNTYWIDE**

**ZONING ORDINANCE AMENDMENT (VARIANCE USES)** – To amend Chapter 112 of the 1976 Code of the County of Fairfax, as follows: (1) To amend the Zoning Ordinance to establish a special permit to allow modifications of certain yard requirements for principal and accessory uses by up to 50%, or some lesser percentage as adopted by the Board, subject to criteria that (a) limit certain yard modifications such that the resultant yard must be a minimum of 5 feet or greater, except for certain permitted extensions; (b) prohibit the placement of a detached accessory structure in front yards where the placement of such structure is not permitted in that yard; (c) require that the resultant development is in character with existing on-site development, is harmonious with the development of adjacent properties, and will not adversely impact the use and enjoyment of adjacent properties; and (d) limit modifications to the minimum amount necessary to accommodate the structure given the existing environmental features and development on the lot, the existing development on adjacent property and/or to further the preservation of historic resources. (2) To establish a special permit to allow for an increase in fence or wall height up to 6 feet in any front yard, provided that such increase (a) is in character with existing development, is harmonious with the surrounding development and will not adversely impact the use and/or enjoyment of adjacent properties; and (b) satisfies sight distance requirements. (3) To establish a special exception or a special permit to allow for a waiver of the minimum lot width requirements for residentially zoned properties and to establish a standard that provides that any waiver of lot width requirements shall result in a development that preserves existing vegetation, topography, historic resources and/or other environmental

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, January 12, 2005**

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**COUNTYWIDE (Cont.)**

features to the greatest extent practical. (4) To allow, in conjunction with rezoning or special exception approval by the Board of Supervisors, or in conjunction with special permit approval by the Board of Zoning Appeals (BZA), the modification of minimum yard requirements for certain existing structures and uses provided that the existing structure or use complied with the applicable yards in effect when the use was established and that the yards have not been reduced to less than the required yards except by condemnation or acquisition for public purposes. (5) To allow the BZA to modify the 10 foot yard requirement between off-street parking spaces and the front lot line and/or the 10 foot peripheral parking lot screening requirement in conjunction with special permit approval. (6) To set forth the submission requirements for the new modification of certain yard requirements and the increase in fence and wall height special permits, and pursuant to authority granted by *Virginia Code* Section 15.2-2286(A)(6), to establish the following application fees: (a) \$190 for special permits for a modification of certain yard requirements and an increase in fence or wall height special permits; (b) \$190 for final development plan and development plan amendments for an increase in fence or wall height or the modification of minimum required yards on individual single family dwelling lots in P districts; and (c) \$1708 for a special exception or special permit to waive the minimum lot width requirements in residential districts.

**MASON DISTRICT**

**SEA 98-M-009-02 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON AND HIS SUCCESSORS IN OFFICE** - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 98-M-009 previously approved for a church and related facilities, private school of general education and college to permit building additions and site modifications. Located at 4329 Sano St. on approx. 12.17 ac. of land zoned R-3. Tax Map 72-2 ((1)) 21.

**SPRINGFIELD DISTRICT**

**FDPA 82-P-069-09-07 - THE PETERSON COMPANIES, LC** - Appl. to amend the ninth final development plan for FDP 82-P-069 to permit building additions and site modifications. Located on the S. side of Shoppes La. approximately 200 ft. S. of Fair Lakes Pkwy. and approximately 400 ft. E. of Fair Lakes Ci. on approx. 2.85 ac. of land zoned PDC and WS. Tax Map 55-2 ((5)) A1.

**FDPA 82-P-069-06-07 - THE PETERSON COMPANIES, LC** - Appl. to amend the sixth final development plan for FDP 82-P-069 to permit additional retail square footage, site modifications and reduction of office space. Located on the S. side of Fair Lakes Cir., approx. 500 ft. S.W. of Fair Lakes Pkwy. on approx. 14.23 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14B1 pt., 14B2 and 14B3. (Concurrent with FDPA 82-P-069-14-04.)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, January 12, 2005**

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**SPRINGFIELD DISTRICT (Cont.)**

**FDPA 82-P-069-14-04 - THE PETERSON COMPANIES, LC** - Appl. to amend the fourteenth final development plan for FDP 82-P-069 to permit additional retail square footage and site modifications. Located on the S. side of Fair Lakes Cir., approx. 500 ft. S.W. of Fair Lakes Pkwy. on approx. 1.45 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14B1 pt. (Concurrent with FDPA 82-P-069-06-07.)

**SULLY DISTRICT**

**RZ 2004-SU-028 - WEST\*GROUP PROPERTIES LLC** - Appl. to rezone from I-5, WS and AN to C-8, WS and AN to permit commercial use with an overall Floor Area Ratio (FAR) of 0.30. Located on the W. side of Stonecroft Blvd., approx. 1,500 ft. S. of Lee Jackson Memorial Hwy. and N. and S. of Stonecroft Ct. on approx. 26.77 ac. of land. Comp. Plan Rec: Industrial and Public Park. Tax Map 33-4 ((1)) 3B and 3G. (Concurrent with SE 2004-SU-027 and PCA 1999-SU-018.)

**SE 2004-SU-027 - WEST\*GROUP PROPERTIES LLC** - Appl. under Sects. 4-804 and 9-620 of the Zoning Ordinance to permit vehicle sale, rental and ancillary service establishments and waiver of certain sign regulations. Located on the W. side of Stonecroft Blvd., approx. 1,500 ft. S. of Lee Jackson Memorial Hwy. and N. and S. of Stonecroft Ct. on approx. 26.77 ac. of land zoned C-8, AN and WS. Tax Map 33-4 ((1)) 3B and 3G. (Concurrent with RZ 2004-SU-028 and PCA 1999-SU-018.)

**PCA 1999-SU-018 - WEST\*GROUP PROPERTIES LLC** - Appl. to amend the proffers for RZ 1999-SU-018 previously approved for industrial development at a Floor Area Ratio (FAR) of .35, to permit a reduction in land area to allow 26.77 ac. to be rezoned per RZ 2004-SU-028. Located on the W. side of Stonecroft Blvd., approx. 1,500 ft. S. of Lee Jackson Memorial Hwy. on approx. 46.97 ac. of land zoned I-5, AN and WS. Comp. Plan Rec: Industrial and Public Park. Tax Map 33-4 ((1)) 3B, 3C, 3D1, 3F and 3G. (Concurrent with RZ 2004-SU-028 and SE 2004-SU-027.)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 13, 2005**

*Posted: 10/26/04*  
*Revised: 12/22/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2004-PR-008	Edgemoore Land LLC	L. Shulenberger	(Deferred from 12/9/04)
RZ 2004-MV-020	Gunston Center LLC	C. Belgin	(Deferred from 12/9/04)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA 1996-MV-037-7 & FDPA 1996-MV-037-5	Lorton Town Center Commercial	M. Godfrey	
SE 2004-PR-026	Chevy Chase Bank	B. Sherman	
SEA 01-S-028	Gesher School, Inc.	T. Swagler	(Moved from 12/9/04)
S04-IV-RH2 (Lee)	Out of Turn Plan Amendment	M. Van Dam	Deferred Indefinitely

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2004-PR-005 & RZ 2004-PR-005	Way of Faith Christian Training Center, Inc.	L. Shulenberger	P/H to 4/14/05 (Moved from 10/21/04)
RZ/FDP 2004-LE-026	JCE, Inc.	C. Belgin	P/H to 2/24/05
RZ/FDP 2004-LE-012	MDP Groveton LLC	C. Lewis	P/H to 2/24/05 (Moved from 12/9/04)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JANUARY 13, 2005**

- 7:30 p.m.** The Parks Committee will meet in the Board Conference Room to discuss proposed Park Policy Plan Amendments.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

**MT. VERNON DISTRICT**

**RZ 2004-MV-020 - GUNSTON CENTER LLC** - Appl. to rezone from R-1 and I-4 to I-4 to permit industrial use with an overall Floor Area Ratio (FAR) of 0.22 and a waiver of minimum lot width requirement. Located E. of Route 1, W. of Richmond, Fredericksburg and Potomac Railroad tracks and N. and S. of Furnace Rd. on approx. 14.07 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 113-3 ((1)) 40 and 41.

**PROVIDENCE DISTRICT**

**RZ 2004-PR-008/FDP 2004-PR-008 - EDGEMOORE LAND, LLC** - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.24 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Hunter Rd. N. of its intersection with Stolen Moments Terr. on approx. 4.84 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-2 ((1)) 3.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**LEE DISTRICT**

**S04-IV-RH2 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Plan Amendment concerns approx. 1.36 ac. generally located south of Burgundy Road, near the intersection with East Drive (tax map parcel 83-1 ((01)) 9) in the Lee Supervisory District. The area is planned for office use up to 0.25 FAR. The Amendment will consider re-planning the land for retail use at an intensity up to 0.25 FAR to facilitate development of a gas station. Recommendations relating to the transportation network may also be modified.

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**MOUNT VERNON DISTRICT**

**PCA 1996-MV-037-07/FDPA 1996-MV-037-05 - LORTON TOWN CENTER**

**COMMERCIAL, LLC** - Appls. to amend the proffers and final development plan for RZ 1996-MV-037 previously approved for mixed use development to permit a drive-in bank with an overall Floor Area Ratio (FAR) of 0.29. Located on the W. side of Lorton Station Blvd., approx. 1,500 ft. S. of Pohick Rd. on approx. 6.86 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 107-2 ((1)) 43A pt.

**PROVIDENCE DISTRICT**

**SE 2004-PR-026 - CHEVY CHASE BANK** - Appl. under Sects. 4-204 and 9-620 of the Zoning Ordinance to permit a drive-in bank and waiver of certain sign regulations. Located at 2938 Chain Bridge Rd. on approx. 38,472 sq. ft. of land zoned C-2. Tax Map 47-2 ((1)) 93.

**SPRINGFIELD DISTRICT**

**SEA 01-S-028 - GESHER SCHOOL, INC., T/A GESHER JEWISH DAY SCHOOL** - Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 01-S-028 previously approved for a private school of general education to permit site modifications. Located at 4700 Shirley Gate Rd. on approx. 28.31 ac. of land zoned R-C and WS. Tax Map 56-4 ((1)) 19B and 56-4 ((3)) 1.



**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, January 26, 2005**

*Posted: 10/26/04*  
*Revised: 12/17/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Public Facilities Manual Amendments – drainage divides, posting (Commissioner Frost Wilson)	handicapped signs and cash deposits	J. Leavitt	(Deferred from 12/1/04)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S04-IV-MV1	Out-of-Turn Plan Amendment (Buckman Road)	J. Hada	(Deferred from 10/7/04)
RZ/FDP 2004-SP-027	Randolph J. Bender	K. Crookshanks	
PCA 91-Y-010-3 & FDPA 91-Y-010-2	Commerce Bancorp, Inc.	T. Swagler	
RZ 2004-SP-001	Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen	K. Crookshanks	(Moved from 12/2/04)

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA 01-L-024	Kingstowne Town Center	L. Shulenberger	P/H to 3/3/05

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 27, 2005**

*Posted: 10/26/04*  
*Revised: 12/22/04*

<b><u>KEY</u></b> P/H – Public Hearing D/O – Decision Only
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**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-L04-5	T-Mobile	D. Jillson	(Moved from 12/1/04)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-D04-15	Verizon	A. Capps	
RZ 2003-PR-054 & SE 2003-PR-030	Ourisman Bethesda, Inc.	C. Lewis	(Moved from 10/14/04)
PCA 92-H-033 & SEA 79-C-007-4	Geneva Enterprises, Inc.	P. Braham	
SE 2004-MV-032	Kristen and James Baldwin	C. Belgin	Deferred Indefinitely

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FDPA 74-4-005 (Lee)	McShay Homes LLC	P. Braham	P/H to 4/28/05 (Moved from 11/4/04)
FDPA 82-P-069-13-9	Natick Virginia Realty Corporation	W. Mayland	P/H to 2/3/05 (Deferred from 12/2/04)